

**LODI CITY COUNCIL  
SPECIAL CITY COUNCIL MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, JUNE 4, 2002**

**A. CALL TO ORDER / ROLL CALL**

The Special City Council meeting of June 4, 2002 was called to order by Mayor Pennino at 7:03 a.m.

Present: Council Members – Hitchcock, Howard, Land, Nakanishi, and Mayor Pennino

Absent: Council Members – None

Also Present: City Manager Flynn, Deputy City Attorney Schwabauer, and City Clerk Blackston

**B. REGULAR CALENDAR**

**B-1 “Prioritization of capital projects”**

City Manager Flynn distributed the following reports (all filed):

- A. Four pages of statistical reports related to sales tax
- B. Three page capital project timeline report prepared by Mayor Pennino
- C. Four page Capital Projects cost estimate report
- D. Three page report with the following headings: Capital Projects -- 1) Funding, 2) Near Term, and 3) Utilities and General Fund Future Projects

Referencing report A, City Manager Flynn pointed out that Lodi’s overall sales tax revenues increased by 14.8%. He explained that staff would not be asking Council to make a decision on prioritization of capital projects at this morning’s meeting. As indicated on report B, he reported that since June 30, 2001 the \$39.4 million capital budget has now grown to \$56.2 million.

Public Works Director Prima reviewed report C and explained that it represents one approach that might be used to bring all the short term projects forward.

Mr. Flynn reported that based upon averages and trends, staff estimates the City will accumulate approximately \$1 million a year in impact fees.

Mr. Prima reviewed report D noting that per capita money allocated to the City under Propositions 12 and 40 amount to \$1.1 million. It is anticipated that there will be a certain amount of police grants and miscellaneous funds that the Police Department will have available for capital projects through federal programs. He explained that block grant money cannot be used for general government facilities, with the exception of doing ADA retrofits. “Public donations” of \$3.6 million represents 10% of the indoor sports facility, aquatics center, DeBenedetti Park, and animal shelter.

Mr. Flynn added that part of the “public donations” strategy is to design projects at two levels, i.e., basic and enhanced. If advocates of the projects were willing to raise funds the enhanced project could be built; without donations, the basic project would be constructed.

In response to Mr. Flynn, Mayor Pennino stated that the issue of adopting a Council policy wherein projects would be initially designed at two levels (with the intent of seeking donations for the 10% enhanced version) would need to be brought back for consideration at a future meeting. For the projects listed on the reports that are already in the design stage, it is assumed that 10% of what has already been designed could be considered “enhanced”.

Mr. Prima noted that the 10% could also represent changes in the scope of the projects. Value engineering could also represent cost reductions. Referring to report D, he stated that the 2003 COP for \$20.1 million was an assumption and represents what the debt service could support. Report D also includes an assumption regarding future payment of impact fees.

In reply to questions by Mayor Pro Tempore Hitchcock regarding a 2003 COP, Mr. Prima stated that the report does not assume refinancing the existing COP. Finance Director McAthie reported that the City does have remaining assets to leverage and stated that she would research the matter and supply Council with this information.

In reference to report D, Capital Projects Near Term, page 2, Mr. Prima explained that the graph area indicated in red delineates the construction timeframe. The increased budget for the new police building was due in part to the expansion of the second floor to accommodate either a court or county offices, and relocation costs of over \$100,000.

Mayor Pennino pointed out that the report does not indicate revenue coming in from the county.

City Manager Flynn reported that the \$600,000 estimate for remodeling City Hall and the Carnegie Forum basement is due to the potential of relocating the Finance Department into City Hall, moving the departments of Public Works and Community Development to space at the parking structure, and moving the Information Systems Division to the basement of the Carnegie Forum. He estimated that by 2005 remodeling of the old public safety building would be complete and Public Works and Community Development could then relocate to that building.

Mayor Pro Tempore Hitchcock suggested that as a temporary solution staff consider moving the Finance Department to space at the parking structure, and leave Public Works and Community Development in their current location until the old public safety building is completed.

Mr. Prima stated that the outdoor shooting range for the Police Department is being considered for property at White Slough.

Council Member Howard suggested that staff consider a joint partnership arrangement for a private and public shooting range, with the incorporation of a training field for SWAT teams in Lodi and throughout California.

Mayor Pennino added that it may be possible to use asset seizure funds for the shooting range.

Mr. Flynn reported that he and Chief Adams met with the Sheriff of Sacramento last week regarding their shooting range, which they were able to fund with grant money. He assured Council that staff will be looking at possibilities of other sources of funding for the Lodi Police Department shooting range.

Mr. Prima noted that Report D, Capital Projects Near Term, represents a schedule that could be done if \$50 million was earmarked for the projects, i.e. the indoor sports facility, aquatics center, and Phase 1 and 2 of DeBenedetti Park. The animal shelter is scheduled for construction in 2003. Phase 3 of DeBenedetti Park would be completed some time after 2005.

Council Member Howard pointed out that the City already has the property for DeBenedetti Park and she preferred that it be completed within 2003-05.

Mayor Pennino and Mayor Pro Tempore Hitchcock concurred with Ms. Howard's comment.

Mr. Flynn explained that the delay in DeBenedetti Park was purposely done as a cost saving measure to extend the amount of time to remove dirt from the site.

Mr. Prima reported that the library needs remodeling and HVAC improvements estimated at \$1.6 million. Projects listed to be deferred on report D, page 3, include the civic center parking structure, DeBenedetti Park Phase 3, library expansion and remodel, Parks and Recreation campus, Grape Bowl renovations, and the Lodi Lake central area improvements.

In reply to Mayor Pro Tempore Hitchcock, Mr. Prima reported that negotiations with the railroad are ongoing regarding removal of the tracks on Lodi Avenue. He hoped that the tracks could be paved in 2002, and renovation of Lodi Avenue begun by 2004.

Mayor Pro Tempore Hitchcock reminded staff that part of the development impact fee plan calls for an annual review. With the substantial increase in project costs, another major revision will be necessary.

Mayor Pennino suggested that staff review the impact fees and how they correlate to the capital projects, and bring the matter back to Council for consideration.

PUBLIC COMMENTS:

- Daunis Bradshaw announced that fundraising is planned for the new animal shelter. Supporters hope to raise money to finance the dog park at the new shelter and a donor wall has been included in the design. Ms. Bradshaw complained that the current shelter has no storage space and animals have nose to nose contact which spreads disease. Today there are 24 kennels and 41 dogs. Thirty five years ago when the shelter was built there were two fire stations in Lodi. Today there are four, plus an administration building. Animal Services Officers serve the same population, but there have been no changes to the animal shelter during this time.
- Terri Arbuckle, Animal Services Officer, showed a video of the current animal shelter conditions.
- Bob Johnson stated that if value engineering is good enough for the animal shelter, it should be good enough for the new police building.

Council Member Howard emphasized that the City has a core responsibility to ensure that fundamental things such as safety, water, electricity, etc., are in place before non-essentials are considered; however, that does not diminish the various project's value. The concept discussed today of encouraging donations for an enhanced project has been presented previously.

Mr. Johnson asked that if "value engineering", and "basic and enhanced" projects are to be considered, it should be done so equally on every project, not selectively.

- Tony Alegre urged Council to "put kids first when prioritizing".
- Tim Greenmyer, Vice President of BOBS, stated that the Woodbridge Country Club and several wineries have a need for some of the dirt at DeBenedetti Park. He also suggested that the City use some of the dirt to build a 50 foot berm at White Slough for the Police Department shooting range. In conclusion, he asked Council to put people before animals.

Council Member Howard noted that there has been some discussion regarding planning of the library expansion and asked that staff include it in timeline report for construction in 2006-07. In addition she asked that cost estimates for operations and maintenance of the projects be included for planning purposes.

Council Member Land stated that the new police building is the number one priority. He felt that next two priorities should be the indoor sports complex and the animal shelter.

Mayor Pro Tempore Hitchcock believed that improvements to the existing public safety building should be the highest priority. She reiterated her request to have the development impact fees revised to correlate with the increased project costs.

Mayor Pennino estimated that using a realistic time schedule for the projects, another COP would probably not be necessary until 2004. He believed that various interest groups could raise 10% of the project costs. He suggested that module trailers be considered as temporary living quarters for fire personnel in the existing public safety building.

Parks and Recreation Director Baltz noted that Council has given approval for the master plan concept for the indoor sports facility, aquatics center, and DeBenedetti Park. The work that the engineering firms are doing is based on those approvals and any changes may result in change orders and additional cost to the City.

C. CLOSED SESSION

At 8:48 a.m., Mayor Pennino adjourned the City Council meeting to a Closed Session to discuss the following matter.

C-1 Prospective sale of real property located at 610 S. Guild Avenue (5 acres ±), owned by City of Lodi, California; Government Code §54956.8

D. RETURN TO OPEN SESSION / DISCLOSURE OF ACTION

At 8:58 a.m., Mayor Pennino reconvened the City Council meeting, and Deputy City Attorney Schwabauer disclosed the following action.

In regard to Item C-1, staff received direction on the subject matter.

E. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

F. ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 8:58 a.m.

ATTEST:

Susan J. Blackston  
City Clerk